



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**801 WINDROW Green, Airdrie T4B 5H5**

MLS®#: **A2154982**

Area: **Windsong**

Listing Date: **08/12/24**

List Price: **\$749,999**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2022**

Finished Floor Area

Abv Sqft: **2,319**

Low Sqft:

Ttl Sqft: **2,319**

Lot Information

Lot Sz Ar: **4,014 sqft**

Lot Shape:

DOM

**37**

Layout

Beds: **3 (3 )**

Baths: **2.0 (2 1)**

Style: **3 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance, Private Yard**

Construction: **Brick, Concrete, Wood Frame**

Flooring: **Carpet, Tile, Vinyl**

Water Source: **Public**

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, ENERGY STAR Qualified Refrigerator, Microwave, Range Hood, Washer/Dryer**  
Int Feat: **Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home**  
Utilities: **Cable Internet Access, Electricity Available, Natural Gas Connected, Garbage Collection, Water Available**

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	16`9" x 12`0"
Bedroom	Second	10`6" x 11`4"
Laundry	Second	5`4" x 7`9"
Foyer	Main	8`3" x 10`2"
2pc Bathroom	Main	2`9" x 7`3"

Room	Level	Dimensions
Bedroom	Second	11`2" x 10`9"
5pc Ensuite bath	Second	13`7" x 10`1"
4pc Bathroom	Second	7`1" x 7`9"
Dining Room	Main	14`8" x 7`9"
Kitchen	Main	14`8" x 14`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**residential**

**2111198**

Remarks

Pub Rmks: **Welcome to this popular Mattamy custom built home in the South Windsong community of Airdrie! You will appreciate the beautiful house with deck and many features to enjoy. The 2,337 square foot detached home has a total of 3 bedrooms and 2.5 baths, perfect for growing families. As you enter the home you are greeted by a light and airy living room on the main floor and a large kitchen with stainless steel appliances, large kitchen with island - perfect for entertaining family and friends . The main floor also has a large living room, dining room and a nice bathroom. Plus, with an attached double garage, you won't have to worry about your car freezing again! Level 1 has a large and open family area. Stepping up to the second level you will find 3 full bedrooms with en-suite bathrooms, a laundry room and a 4p full bath. The large master bedroom has 5 en-suite bathrooms and a large walk-in closet. Unfinished basement with great space and nice windows and additional storage space. The east facing rear and private access to a green area make this home perfect for a family. With easy access to amenities including extensive commercial space and the Cross Iron Mills Shopping Center, you won't find a better place to call home. Not to mention the playgrounds, lawns, and sidewalks on our many streets throughout the community. This home will not last long Don't miss out on this beautiful home! Schedule a showing today and make this dream home a reality!.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









